



Chairman: David Vaught

Members: Ed Bedore, Ricardo Morales, Larry Ivory, Bill Black

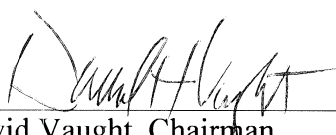
PROCUREMENT POLICY BOARD

APPROVAL OF SINGLE PRIME WITH PROTECTED SUB-CONTRACTOR  
PROJECT DELIVERY METHOD

This is to certify that the Procurement Policy Board, at its May 10, 2012 meeting, considered the Capital Development Board's project request for the Western Illinois University Quad Cities Riverfront Campus in Moline to construct three inter-connected buildings, CDB Project Number 818-020-005, as presented for Board review by the Capital Development Board. After consideration, the Board approved the above-mentioned project request.

AYE: 5

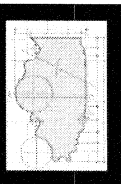
NAY: 0

  
\_\_\_\_\_  
David Vaught, Chairman

ATTEST:

  
\_\_\_\_\_  
AARON CARTER, Executive Director

CAPITAL DEVELOPMENT BOARD



Jim Underwood, Executive Director

Board Members  
Peter J. O'Brien, Sr.  
Chairman

Glyn M. Ramage  
Michael Y. Chin  
Stewart A. Munoz  
Miles W. Beatty, III  
Anthony J. Garippo

**MAJOR PROJECT REQUEST**

TO: Aaron Carter, Executive Director  
Will Blount, Contract Administrator  
Procurement Policy Board  
511 W. Capitol, Suite 102  
Springfield, Illinois 62704

FROM: Jim Underwood, Executive Director  
Capital Development Board  
401 S. Spring St., 3<sup>rd</sup> Flr, Stratton Bldg.  
Springfield, Illinois 62706

**Request for consideration to utilize the *Single Prime with Protected Sub*  
Alternative Delivery Method - Application Requirements**

The Capital Development Board is recommending the utilization of the above-mentioned alternative delivery method with respect to the following project, as per SB1352, presented as follows with regard to the Procurement Policy Board:

(30 ILCS 500/30-30), Section 30-30, Item (ii) the Capital Development Board has submitted to the Procurement Policy Board a written request for a public hearing on waiver of the application of the requirements of this Section to that project, including its reasons for seeking the waiver and why the waiver is in the best interest of the State; and

Item (iv) the Procurement Policy Board, after conducting the public hearing on the waiver request, reviews and approves the request in writing before the award of the contract.

**Project Title:**

WIU Quad Cities Riverfront Campus  
Western Illinois University, Moline  
Moline, (Rock Island County), Illinois  
CDB #818-020-005

Wm. G. Stratton Building  
401 South Spring Street  
Third floor  
Springfield, Illinois  
62706-4050

**Estimated Total Project Cost:** \$42,000,000.00 (All State Funded)

**Estimated Total Construction Cost:** \$37,267,761.00

**Anticipated Bid Date:** July 2012

**Scope of Work:**

Construct three interconnected buildings consisting of 94,830 square feet to house classrooms, laboratory, library, administration, office, student and facility support spaces. The scope also includes site development, utility extensions, site lighting, curbs, gutters, sidewalks, parking, storm detention and landscaping. The exterior will consist of masonry cavity walls with brick veneer, aluminum curtain walls with glazing, and metal panels. The interior construction will include masonry walls, gypsum board partitions, aluminum store fronts with glazing and interior finishes. The building shall have complete plumbing, heating, ventilation, electrical, fire protection and tele/data systems. A geothermal well field will be part of the mechanical systems. The roofing will be a TPO system and interior ceilings will be a combination of acoustical lay-in systems and painted gypsum board. The building is designed and will be constructed to obtain LEED Silver certification.

**Designer:**

Holabird & Root  
140 South Dearborn  
Chicago, Illinois 60603

217.782.2864  
217.524-0565 FAX  
217.524.4449 TTD  
www.cdb.state.il.us

**CDB Project Manager:** Timothy P. Dietz

MAJOR PROJECT REQUEST  
The Procurement Policy Board  
Page 2

This project is one of several newly-identified projects to utilize the Single Prime project delivery method with regard to public building construction under CDB's authority in the State of Illinois.

We respectfully submit to the Procurement Policy Board, this project regarding alternative delivery methods. We believe that it is in the best interest of the State of Illinois to use the *Single Prime with Protected Sub* method of construction due to the project's requirement for better coordination using a single point of responsibility and achieving accelerated construction schedules, as well as achieving the goal of lessening the number of change orders by 50% with the exception of User requests and/or undiscovered conditions.

Questions regarding the single prime services and procedures should be directed to:

Josh Weger – Deputy Director of Construction, (217) 782-8527, [josh.weger@illinois.gov](mailto:josh.weger@illinois.gov)

Ron Wright - Construction Administrator, (217) 782-8532, [ron.wright@illinois.gov](mailto:ron.wright@illinois.gov)

Lisa Mattingly - Administrator of Professional Services, (217) 524-6408, [lisa.mattingly@illinois.gov](mailto:lisa.mattingly@illinois.gov)

**AFFIDAVIT**

**Affidavit to Auditor General for Waiver of Multiple-Prime Bidding Requirements**

Agency: **Capital Development Board**

Division: **Construction Administration Division/SPO**

Address: **401 South Spring Street, 3rd Floor, William G. Stratton Building, Springfield, IL 62706**

Project No.: **818-020-005**

Project Description: **WIU Quad Cities Riverfront Campus  
Moline, Rock Island County, Illinois**

STATE OF ILLINOIS )

: SS

COUNTY OF **WHITESIDE** )  
**Bureau**

NOW COMES **Timothy P. Dietz** (CDB's Representative), being first duly sworn, who deposes and says:

1. I am the **CDB Project Manager** of the Capital Development Board.
2. CDB is charged with overseeing a capital project for the Riverfront Campus in Moline, Rock Island County, Illinois.
3. This project is conducive to, and would be most economically and efficiently performed as a single-prime contract to bid and award to the successful low bidder as a single prime contract. Specific reasons are: We believe that it is in the best interest of the State of Illinois to use the Single Prime with Protected Sub method of construction due to the project's requirement for better coordination using a single point of responsibility and achieving accelerated construction schedules, as well as achieving the goal of lessening the number of change orders by 50% with the exception of User requests and/or undiscovered conditions.
4. The project will comply with the disadvantaged business practices of the Business Enterprise for Minorities, Females, and Persons with Disabilities Act and the equal employment practices of Section 2-105 of the Illinois Human Rights Act.
5. The conditions and circumstances requiring this waiver are in the best interest of the State.
6. This affidavit is made pursuant to and in fulfillment of waiver of requirements affidavit provisions of the Illinois Procurement Code 30 ILCS 500/30-30, subsection 5.

FURTHER AFFIANT SAYETH NOT

Subscribed and sworn before me this 7<sup>th</sup> day of February, 2012.

*Timothy P. Dietz*  
Signature of Affiant

*Leanne Underwood*  
Notary Public

My Commission expires

OFFICIAL SEAL  
LEANNE UNDERWOOD  
Notary Public - State of Illinois  
My Commission Expires Jul 14, 2015